

**MINUTES OF THE MONTHLY BOARD MEETING
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.
May 12, 2025**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 7:00pm. Those present are as follows Jackie Martinez, Marylou Woods, Ed Prilucik, Vicki Keller. Absent was Trish Tran. Sterling ASI representatives were absent.

MEETING AGENDA

The agenda was reviewed by the Board and adopted as presented.

MEETING MINUTES

The Board reviewed the meeting minutes from the March 10, 2025 meeting. A motion was made by Jackie, seconded by Marylou to approve the minutes as written.

REVIEW FINANCIALS

2025 Financial record was reviewed by the board during open meeting. 90% of HOA dues have been collected for 2025.

OPEN FORUM & EXECUTIVE SESSION SUMMARY

There were four homeowners present at the meeting.

Open questions from home owners are as follows.

1. Member asked if there could be a game night at the clubhouse. Board agreed on the idea and asked if someone would volunteer to coordinate this. Hopefully this can be done with volunteers.
2. Member asked when the trimming & park tree & inspection would be completed. The park trees inspection & trimming has not been completed at this time.
3. Member asked if the irrigation piping that was damaged by the freeze last year, around the front entrance was an insurance claim or was out of HOA funds. Board will have Sterling ASI do research on this topic.
4. Damaged community mail boxes destroyed by speeding car. The Board has already purchased and mounted all three new mail boxes. The Board contacted USPS and moved fast to get our neighbors the three new mail boxes and information out to residents.
5. New lighting in the back of the park has been installed and working. Additionally, a new light has been installed near the pavilion.
6. New security cameras are to be installed after all communication cable conduit runs have been completed.
7. Upgrading the existing 24/7 security cameras and monitoring equipment will be done by ADT.
8. Board has agreed to replace the clubhouse windows at a later date (possibly next year) and move forward to remove the clubhouse attic insulation and install new higher R factor insulation. Attic inspection revealed that there were squirrels living in the attic at one time in the past.
9. Awaiting on the "NO TRESPASSING" and "CAMERA SECURITY" signs to be purchased and installed.
10. Member were asking for help contacting Sterling ASI about deed restriction violation letter they received. The member shows us before and after pictures of violation. Board has contacted Sterling ASI for both members as of having complied with HOA letter.
11. Member asked about front entrance plants. Board President Jackie explained that all native plant species were used.
12. Member asked for help concerning a deed violation letter concerning her husband's AT&T van being parked in her driveway. Board reminded members that normal size vans are permitted even with signage. Size is the determining factor, cannot exceed 6'6" in height or 7'6" in width or 21' in length. Board will contact Sterling ASI to correct this problem for home owner.
13. Members gave thanks for getting the crosswalk repainted at the intersections of Pheasant Creek @ Tranquil & Rippling Mill. It only took the board member five tries to get this done by the county.
14. Traffic complaints. Board advises all members to call or complete an online traffic complaint report. Members need to be proactive and send in complaints, the more complaints the Sheriff's receives the better our chances to receiving action.
15. Members complaining about all the new easement cabling being done in their backyards. The Board explained that these utility workers have 100% rights to enter and do work on all utility easements by Law.

- but that is customary for the utility company to give you some notice.*
16. Member asked about a bigger book barn in the park. *The board mentioned that the park book barn was completed by a volunteer and not the responsibility of the board.*
 17. Pool opens on Memorial Day weekend and that members in good standing can register for pool tags on the Pheasant Creek HOA website. Last year members in good standing with the new electronic pool pass system will be automatically entered for the 2025 season.
 18. The Board has agreed to purchase a TV with a wall mount & installation. This will be used to give visual information to members during H.O.A. meetings.

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:52 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 8:01 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:29 p.m.

Resumed open session at 8:30pm

End HOA open meeting at 8:31pm

Meeting adjourned at 9:02

Jackie Martinez, President